

# Single Family Zoning Ordinance Summary

## October 13, 2008

This document outlines the Single Family Zoning Ordinance that will become effective November 12<sup>th</sup>, 2008. These amendments are intended to address the proportionality of new homes, garage size and location, historic lots, and house design.

### Current Proposal

#### **Bulk**

- Maintain 30' height limit
- Remove Height Averaging Provision
- Implement linear lot coverage below 5,000 sq ft (Below 5,000 sq ft, lot coverage = 1,000 sq ft plus 15% of lot area)
- Remove corner lot coverage bonus and reduce alley lot coverage bonus to 10%
- Limit Steep Slope height bonus to 5 feet

#### **Garages**

- Prevent garage wall from being any closer to the street lot line than 80% of the remaining non-garage street-level façade.
- Limit the width of street-facing garage doors to 50% of the length of the street-facing building façade but never less than 10 feet

#### **Other Provisions**

- Waive parking requirements on lots less than 3,000 sq ft or 30 ft in width without alley access
- Change sloped roof bonus to 4:12 minimum pitch
- Allow dormers
- Implement minor changes to historic lot exception to allow redevelopment of adjacent lots under common ownership that were historically developed as separate building sites where smaller setbacks or recent additions might otherwise prevent it under current code
- Accomplish code simplification objective of reorganizing parking standards
- Expand an existing code provision exempting the first 18 inches of eaves and gutters from lot coverage to exempt the first 36 inches (This change will not increase the size of eaves allowed in yards)
- Expand an existing code provision exempting "decks which are 18 inches or less above the existing grade" from lot coverage to exempt decks which are 36 inches or less above existing grade (This change will not increase the height of decks allowed in yards)